



***Sexton Mountain
Neighborhood Association Committee***

Monthly Meeting

Wednesday, November 19, 2003 @ 7:00 p.m.

Sexton Mountain Elementary School, Band Room
15645 SW Sexton Mountain Drive, Beaverton
(155th Ave. & Sexton Mountain Drive)

Everyone welcome! Please join us!

Our meetings are held on the third Wednesday of every month. These meetings are open to all residents and business owners in the Sexton Mountain area. The NAC is here to provide information from the City of Beaverton to the local residents, and to help communicate with the City on neighborhood issues. Each month we hear from our Community Policing and Fire & Safety officials on the statistics for our area. Additionally, current relevant topics concerning our community (i.e., land use and ballot issues) and our homes are on the agenda each month. **To keep yourself informed about projects, to voice your opinion, and to influence the makeup of your neighborhood, attend the monthly NAC meetings.**

AGENDA (Tentative, Subject to change)		Questions? Please Call: Mark Vandervest, Chair – (503) 469-9115
6:50	Sign In (Please be prompt)	
7:00	Welcome, Announcements	INFORMATION
7:10	Approval of October 15, 2003 Meeting Minutes	ACTION
7:15	Community Policing Update – A representative of the City of Beaverton Police Department will discuss law enforcement issues concerning our neighborhood.	INFORMATION
7:30	Fire and Safety Update – Tualatin Valley Fire & Rescue personnel will recap calls taken for out community in the previous month and address Fire Safety Issues.	INFORMATION
7:45	Beaverton Committee for Citizen Involvement Report – Susan Cook, BCCI Representative or Andy Rapp, Alternate.	INFORMATION
7:55	Treasurer's Report – Floyd Harrington, Treasurer.	INFORMATION
7:58	State of the NAC Report – Mark Vandervest, Chair.	INFORMATION
8:05	SMNAC Officer Election	ACTION
8:15	Non Agenda Items	INFORMATION
8:20	Adjournment	ACTION

Representatives of your Neighborhood Association Committee (NAC) developed this material. Distribution is courtesy of the City of Beaverton's Neighborhood Program, 526-2243, in an effort to encourage awareness and citizen participation.

ADA Notice: This information is available in large print or audiotape upon request. In addition, assistive listening devices or sign language interpreters are available at any public meeting with five days advance notice. To request these services, call 526-2243 voice/TDD.

SEXTON MOUNTAIN NEIGHBORHOOD ASSOCIATION COMMITTEE
ANNUAL / GENERAL ASSOCIATION MEETING
October 15, 2003

This meeting of the Sexton Mountain NAC was held at 7:00 p.m. on October 15, 2003 in the Sexton Mountain Elementary School Music Room.

NAC Board Members present: Bryce Adkins, Jane Athanasakos, Susan Cook, Mike Galimanis, Lewis Gouge, Floyd Harrington, and Andrew Rapp.

NAC Board Members absent: Margaret Barrett, Bob Bock, Dave DeHarpport, Richard Krikava, Allen Schroeder, and Mark Vandervest.

Other Guests in attendance: Officer John Macaulay representing the Beaverton Police Dept.; Captain Rich Hoffman with 3 members of the Tualatin Valley Fire and Rescue Station 66; twenty five (approx) neighbors with interest in a proposed development at SW 170th and Weir Road.

Meeting Opening: Vice Chair Lewis Gouge called the meeting to order at 7:05 pm. Lewis explained that this, our annual meeting, is unique. All general members of Sexton Mountain NAC are eligible to vote and participate directly in all business of this meeting, including the election of new board members. At subsequent meetings, voting is limited to the representative members elected to the boards.

Announcements:

*Our recorder, James Maguire, tendered his resignation from the board on Sept 23rd to pursue proactive interests in our community. Thanks go out to Jim for his service to our NAC.

*Tualatin Hills Park and Recreation District announced their new program for Stewardship leaders. Three training sessions are open for volunteers on Nov. 5, 12, and 15.

*Notices of meetings for the Board of Design Review, the Planning Commission, and the Traffic Commission were read. Activities announced concerned the Beaver Creek Subdivision amendment, the Holland Park PUD (change from R-7 to R-5 zoning), implementation of the 114th Avenue Study Area of the Downtown Beaverton Regional Center, implementation of traffic changes in Beaverton, and a hearing to add a traffic signal at SW Brockman St. and Davies Road.

*A Notice of Decision was finalized to allow home occupation use for GA Bovero Tile and marble at 8615 SW Turquoise Loop in the Sexton Mountain NAC area. Conditions of Approval are available for those interested.

****A notice of an informational meeting for a proposed 5 lot development at SW Fox Lane (near SW Weir Rd and Davies Rd) was received.***

Items of Business:

*Approval of Minutes. The minutes of the June 18, 2003 meeting and the September 17, 2003 meeting were approved as written. These votes were unanimous with 22 members voting and 0 abstaining (4 non-members were also present).

*Community Policing update. Officer John Macaulay reported an upturn in criminal activity lately. He emphasized caution for securing automobiles, garages, etc. and to avoid leaving valuable items visible in autos. Several questions from the NAC were fielded.

****Tualatin Valley Fire and Rescue update. Capt. Rich Hoffman spoke to the NAC. He emphasized some of the safety facts brought out in the publication of TVF&R called "Safety Matters". This publication will be mailed in the near future along with City of Beaverton correspondence.***

*BCCI news. Susan Cook, one of our NAC's representatives, explained how this Committee for Citizen involvement organization works with the city management and with the various NACs. Susan invited questions from the NAC, stating that our concerns can make a difference for our community.

*Treasurer's Report. Floyd Harrington gave his annual report to the NAC. Beginning at October 1, 2003 our account held \$1797.52. Expenditures for the year were \$10.87; and income consisted of \$290.40 from

Neighborhood Clean-up proceeds and a total of \$7.83 from account deposit interest. This left a new balance of \$2084.88 as of this date. Floyd reminded the NAC that this will complete his 3rd year as Treasurer. This will make him ineligible next year as Treasurer.

*State of the NAC Report. This will be given at the November 19 meeting.

*Western Planning Associates presentation. Melanie Poe, the project coordinator for Western; Steve Roper of SR Design; and Craig Brown of Matrix Development were describing a proposed 19 lot development on the former Turrel property located at SW 170th and Weir Road. Western Planning had invited the surrounding property owners and residents to view and discuss their proposal in more detail. This property had recently (summer 2003) been annexed to Beaverton as an R-5 zoning for Standard Residential Density for single family dwellings.

A conceptual site plan was presented to all in attendance (36 persons during this presentation). There was considerable discussion and concern regarding the size of the individual lots being too narrow, and out of conformance with adjacent development. Concerns were also expressed of traffic safety at the new road intersection with Weir Rd. There were also questions about the usage of the 'common property' at the north and east borders of the development. Would this be deeded to THPRD or an alternative?

This property, when county land, was zoned as R-6 z which meant subdivision was intended for six lots per acre of land. When the land became annexed to Beaverton, it became designated by Beaverton's R-5 zoning – roughly meaning subdividable to 5000 sq. ft. lots. This was Beaverton's nearest equivalent zone designation. This meeting precedes the formal design and application to Beaverton for development permitting.

*Sexton Mountain NAC Board Elections. The following slate of members were elected to the board for the following year.

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|-----------------------|---------------------|----------------------|
| 1. Bryce Adkins | 5. David Cook | 9. Lewis Gouge |
| 2. Jane Athanasakos | 6. Susan Cook | 10. Floyd Harrington |
| 3. Andrew Rapp | 7. David DeHarpport | 11. Mark Vandervest |
| 4. Jorge Emilio Carbo | 8. Mike Galimanis | |

This slate was approved by a unanimous vote of 8 in favor, 0 opposed, and 0 abstaining general members.

Adjournment: The meeting was adjourned by vice-chair Lewis Gouge at 8:40 pm.

Submitted by acting Recorder – Bryce Adkins

(Transcribed & spell checked for electronic format by Mark Vandervest 11/3/03)